

HERITAGE COMMISSION

Draft Minutes

August 12, 2010

The Heritage Commission held its regular monthly meeting in the City Council Chambers in the Planning Division Conference Room, Second Floor, 41 Green Street, Concord, New Hampshire, on Thursday, August 12, 2010, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

Chairperson Philip Donovan called the meeting to order at 4:45 p.m.

Present at the meeting were Chairperson Donovan, Vice-Chairperson Frederick Richards, and members Carol Durgy Brooks, James McConaha, Dr. Bryant Tolles, and Marilyn Fraser. City Planner Douglas Woodward and Administrative Specialist Donna Muir were also present. Absent from the meeting were Committee Members Steve Shurtleff, Elizabeth Durfee Hengen, and Robert V. Johnson, II.

Chairperson Donovan elevated the alternate members to full member status for the meeting.

2. Minutes of the July 8, 2010 meeting:

The Commission considered the minutes of the July 8, 2010, Heritage Commission meeting. A motion was made by Mr. McConaha to accept the minutes as presented and seconded by Ms. Brooks. Chairperson Donovan asked if there was any discussion regarding the minutes. The motion accepting the minutes of the July 8, 2010, meeting passed unanimously.

3. New Business:

- a. *Consideration of a NHDHR finding of "no Historical Properties affected" by a NHDES application for additional Brownfield cleanup work at the former Allied Leather Tannery at 4 Crescent Street in Penacook:*

Mr. Woodward stated that clean up continues at the Tannery site and the adjacent site where Concord Hospital is planning to build a medical office building. Chairperson Donovan stated that as there are no historic properties affected, the Heritage Commission doesn't need to do anything further.

- b. *Consideration of the use of Neighborhood Heritage Districts as recommended in the Historic Resources Section of Master Plan 2030:*

Chairperson Donovan stated that he has spoken with Ms. Hengen about giving a presentation to the Heritage Commission regarding Neighborhood Heritage Districts and noted that Ms. Hengen was the co-author of the *Neighborhood Heritage Districts A Handbook for New Hampshire Municipalities*. He also stated that this will be a long-term project and would like to have all members in attendance for the presentation and discussion of this project. Vice Chair Richards suggested that it may

be more practical due to the long-term nature of the project to have a small working subcommittee to report back to the Heritage Commission with their findings and recommendations.

Chairperson Donovan stated that the Commission needs to find a neighborhood that would be receptive and willing to cooperate with the Heritage Commission. Mr. McConaha stated that this would be a less rigorous alternative to the Historic District designation. The neighborhoods would draw up their own standards tailored to their particular neighborhood. Mr. McConaha suggested that the Ward 6 neighborhood has done a lot of improvements and has a strong sense of community. Chairperson Donovan stated that once a neighborhood was successful in creating a Neighborhood Historic District, it would be easier to replicate in other neighborhoods.

Vice Chair Richards felt that a working subcommittee would help the Commission figure out whether it would be appropriate for the Heritage Commission to take this project on at this time and what the goals of the project would be. Ms. Fraser agreed.

Chairperson Donovan stated that he will talk with Ms. Hengen about a presentation to educate the entire Heritage Commission and then talk about forming a working subcommittee.

- c. *Discussion relative to the Commission's status as a "local land use board" when reviewing applications in the Historic District and applications for Demolition Delay, and the requirement for members to meet a juror standard or to otherwise disqualify themselves from participation in any decision making.*

Chairperson Donovan stated that he wanted to table this item once again, as he feels it is very important for all members to be in attendance.

4. Old Business:

- a: *Demolition Review Committee Report:*

Franklin Pierce Law Center:

Chairperson Donovan stated that the Demolition Review Committee reviewed a site at 92-92A Washington Street, next to Franklin Pierce Law School Center. He stated that most of the Demolition Review Committee members were present for the site visit, and that they signed off on the demolition. Although the building is not in bad shape, it is not significant historically.

Dr. Tolles asked if the demolition was part of the expansion that Franklin Pierce is undertaking. Chairperson Donovan stated it was and the site of the demolition is to be used as part of the expanded building. Mr. Woodward stated that the Zoning Board tabled the Law Center's application for a variance, and the Law Center has deferred its Site Plan application to the Planning Board. The Zoning Board will further consider the variance application on September 1, 2010.

Ms. Brooks stated that she is happy that the Law Center will still have a presence in Concord, after its merge with the University of New Hampshire.

Vice Chair Richards stated that the Architectural Design Review Committee (ADRC) reviewed the Franklin Pierce project, and the ARDC felt it would be a nice addition to the campus, and that the addition would have the same look and spirit as the last addition. The Law Center will be replacing the current off-street parking with on-street parking around the perimeter of the addition. Ms. Brooks stated that the original building on the campus is very historic. Ms. Fraser said that it was the home of the Durgin Silver Factory.

Gibson's Book Store / Bread & Chocolate Building:

Mr. McConaha said that he had spoken with the owner of Gibson's Bookstore and Bread & Chocolate regarding the repair work being done on their building. The concrete ornamentation is falling apart. The owner of Gibson's stated that they were only patching it as the condominium association doesn't have the funds to restore the building. The repairs would be completed from the top of the roof as it was too expensive to use scaffolding. The Architectural Design Review Committee does not need to be involved as the outside physical appearance of the building is not being altered. Mr. McConaha feels that the Heritage Commission should do something, as the proposed fix to the building will be just a patch repair using copper.

Holiday Inn:

Ms. Brooks asked what was going on with the Holiday Inn on North Main Street. She was disappointed that the brick was painted over and that the balustrade was now gone. Ms. Brooks asked whether approval from the Planning Board was necessary. Mr. Woodward stated that there has been an application and that the Architectural Design Review Committee strongly suggested different colors. The colors chosen were part of the Holiday Inn's national rebranding.

b. Concord School District Consolidation:

Mr. McConaha provided an overview of the Planning Board meeting and stated that he thought it was a beneficial experience for him. He feels that the Planning Board has enormous influence over the projects because of the Master Plan. Chairperson Donovan stated that those in attendance at the meeting, who spoke, did so fairly factually instead of emotionally. Mr. Woodward stated that comments were made regarding Broken Ground and Conant Schools as well as the Kimball School project.

Chairperson Donovan stated there were two School Board members, Kevin Fleming and Laura Bonk who spoke about the projects.

Mr. McConaha stated that the Kimball site is really constricted and that one of the properties on the block hasn't sold to the School District. It was stated that the owner of this property has filed a lawsuit against the School Board.

Chairperson Donovan asked whether the School Board would need to apply for an Alteration of Terrain (AOT) permit from the State. Mr. McConaha questioned whether a storm water permit would also be needed. Mr. Woodward said that the School Board would need to apply for these permits, but the permits are standard items in any construction project.

Chairperson Donovan stated that the Planning Board meeting had been continued to August 25, 2010, for the Planning Board members to deliberate. The public hearing had been closed at the end of the August 11, 2010, meeting.

Mr. McConaha provided information regarding the School Board's recent Finance Committee meeting, which he attended.

c. Architectural Surveys on the Website:

Chairperson Donovan asked what happened with the Architectural Surveys that were prepared a few years ago. Mr. Woodward explained that Ms. Seifred, a former planner with the City, had been working with the Central New Hampshire Regional Planning Commission to publish the surveys to the City's website. There had been an error in the compilation at CNHRPC, and the sequence of the surveys did not correspond with the sequence of the pictures. He stated that Ms. Muir was assigned the project and would work to match the pictures and surveys and post the project on the website.

d. Commemoration of James M. Langley:

Chairperson Donovan reviewed what had transpired regarding the request from William Upton to commemorate James M. Langley. This was a project that Dr. Black, a former member of the Heritage Commission, had initiated. Ms. Brooks suggested creating sign larger than but utilizing the same shape as the Heritage Commission signs. There were questions regarding who would pay for the cost of creating and placing the sign. Mr. McConaha stated that because Pleasant Street is also State Route 202/9 that the State may be able to pay for the sign. He stated that the Division of Historic Resources would need to approve the text of the sign. Mr. Woodward stated that the Concord Historic Society is currently writing a history of the City of Concord from 1900 through 2000, and that Mr. Langley will figure very prominently in the book. Mr. Woodward suggested that the publishing of the book may give notice to Mr. Langley and be a way to obtain donations for the sign. Chairperson Donovan stated that he would like to continue this discussion at a future meeting.

e. Heritage Commission Website:

Ms. Brooks asked whether the Heritage Commission's web pages could be updated to include links to both the Concord Historical Society and the Penacook Historical Society. Ms. Muir stated that she would be sure to update the website.

f. *Heritage Commission Membership:*

Chairperson Donovan brought up the issue of vacancies in the membership of the Heritage Commission. By statute, the Commission is comprised of seven regular members (including a City Council representative and a Planning Board representative) and five alternates. Currently, there are two seats and the Planning Board representative slot vacant. Mr. Woodward suggested asking Gerry Blanchette, who used to be the Planning Board representative, to join the Commission as an alternate. He is no longer a member of the Planning Board, due to the extensive amount of travel that his job requires, but Mr. Woodward felt that Mr. Blanchette may consider an alternate position. Chairperson Donovan suggested that current Heritage Commission members make suggestions as to other possible candidates.

There being no further business or discussion, a motion was made by Ms. Brooks and seconded by Vice Chair Richards to adjourn the meeting. The motion carried. The Chairman adjourned the meeting at 5:55 p.m.

A TRUE RECORD ATTEST:

Donna Muir
Administrative Specialist